



27 FOUNDRY WAY, BRAINTREE CM77

OFFERS IN EXCESS OF £240,000

2 Bedrooms | 1 Bathrooms | 1 Reception

** NO ONWARD CHAIN ** BEAUTIFUL GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN ** Occupying a fabulous position within the centre of the sought after village of Rayne, this STUNNING two bedroom GROUND FLOOR maisonette offers excellent living accommodation finished to the highest of standard, with OPEN PLAN Kitchen/Living Area, two double bedrooms, modern Bathroom, together with a private Garden terrace, and parking space. Viewing is simply a must in order to appreciate the accommodation on offer.

** GUIDE PRICE £240,000 - £250,000 **



Hallway

Carpet flooring, doors to;

Open Plan Living Area Comprising of; 16'0" x 13'11" (4.89 x 4.25)

Lounge area with carpet flooring, radiator, double glazed french doors to garden. Kitchen with LVT flooring, high gloss wall & base units with roll edged work surfaces, one & a half stainless steel sink with mixer tap, integral oven with four ring gas hob & extractor over, integral fridge/freezer, spaces for washing machine & dishwasher, double glazed window to side.

Bedroom One 12'2" x 9'2" (3.73 x 2.81)

Carpet flooring, built in wardrobes, radiator, double glazed window to side.

Bedroom Two 12'2" x 8'8" (3.73 x 2.65)

Carpet flooring, radiator, built in wardrobe, double glazed window to side.

Bathroom

Vinyl flooring, bath with shower over, WC, pedestal hand wash basin, chrome heated towel radiator.

EXTERNAL

Garden

Private low maintenance garden with paved terrace and raised flower beds.

Parking

1 x Allocated parking space

NOTES

The property is available leasehold with approximately 182 years remaining on the lease. The yearly Ground Rent is £125.00 and the yearly Service Charge is £1527.50.

Intending purchasers are encouraged to seek confirmation of the aforementioned costs prior to purchase via their legal representatives as Branocs Estates have not seen sight of the Management Pack.

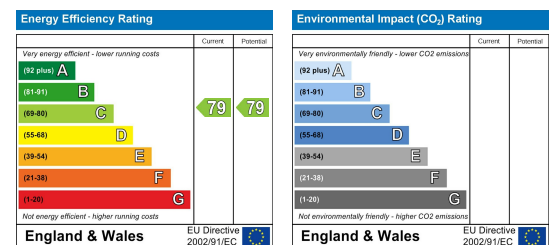
Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Area Map



Floor Plans

Energy Efficiency Graph



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